



Landmarks Commission

City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: October 12, 2023

### **OFFICIAL NOTIFICATION OF DECISION**

**PR-2021-005685**  
**SI-2023-01514**  
**Certificate of Appropriateness for new  
construction at 119 High St. SE**

Strata Design/Michelle Negrette, agent for Homewise Inc, requests a Certificate of Appropriateness for new construction at 119 High St. SE described as lot 5, block 26, Huning Highland Addition, a property in the Huning Highland Historic Protection Overlay zone, HPO-4.

On October 11, 2023 the Landmarks Commission voted to Defer **PR-2021-005685** **SI-2023-01514**, for two months to the December 13, 2023 regularly scheduled LC hearing , to allow the applicant to redesign and address the following concerns of the LC:

1. Remove front yard parking space, curb cut and driveway.
2. Extend front setback to 25 feet from front property line to match adjacent properties.
3. The space between adjacent buildings should be the same as the average space between other buildings on the block.
4. Provide clearly and properly dimensioned drawings for all setbacks, overhangs and elevations.
5. Incorporate details and ornamentation found on historic buildings within the context of new construction.
6. Provide site plan with: parking calculations (requirements/ provided) and usable open space calculations (requirements/provided).

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**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

**ALL CASES THAT RECEIVED APPROVAL ON October 11, 2023 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON October 26, 2023.**

A handwritten signature in black ink, appearing to read 'Leslie Naji', is positioned above a horizontal line. The signature is stylized and cursive.

Leslie Naji  
Principal Planner, Landmarks Commission